

CERTIFICATE OF INSPECTION**VALID FOR ONE YEAR**

Address:	478 Lamson Ave.	Date:	December 8, 2015
Perm. Parcel No:	812-09-025	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Brian & Kasandra Wolf	Maximum Occupancy:	5 persons
Mail to:	same	Property:	Legal Conforming [X] Legal Non-Conforming [] Illegal []

Upon inspection, we find that said property is in need of repairs as follows:

EXTERIOR ITEMS:

1. Clean, repair or replace all gutters and downspouts as needed.

DRIVEWAYS, SIDEWALKS, AND STAIRS:

1. Remove and replace 3 squares of driveway concrete. Driveway concrete shall be a minimum of 4-inches in thickness.
2. Replace 4 squares of public sidewalk. Public sidewalk must be constructed of reinforced concrete in the minimum thickness of 4-inches, except in the driveway area the minimum thickness shall be the same thickness as the apron.
3. Level rear service sidewalk by garage.
4. Level 6 squares of driveway concrete and 2 squares at apron.

GENERAL ELECTRICAL ITEMS:

1. Knob and Tube wiring must be in its original condition. Knob and Tube wiring that has been tampered with must be removed and upgraded to non-metallic sheathed cable (Romex).
2. All circuits in the main fuse box/load-center must be identified/labeled on the panel cover or next to breaker/fuses.
3. All unused or defective electrical fixtures or equipment must be completely removed throughout.
4. All taps and splices must be enclosed in work box with correct cover.

GENERAL PLUMBING ITEMS:

1. Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as laundry tub and hose bibs, but not at washing machine faucets.

NOTICE: THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

NOTICE

Violations identified as **HEALTH/SAFETY**, must be corrected/inspected **PRIOR** to occupancy. Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

PERMITS ARE REQUIRED FOR HVAC,
PLUMBING, ELECTRICAL AND MAJOR
CARPENTRY.

CITY OF BEDFORD BUILDING DEPARTMENT

Inspector: Robert Brown

Certificate of Inspection
478 Lamson Ave.
Brian and Kasandra Wolf
December 8, 2015

GENERAL HVAC ITEMS:

1. Furnace or boiler must be clean and in serviceable condition and generally free of rust and corrosion. Have the furnace cleaned and serviced by a qualified technician. Or Replace the furnace with a new appliance.
2. Insure that the flue piping from the furnace and hot water tank is sealed tightly @ chimney. Flu piping must be secured by using sheet metal screws or rivets.

BASEMENT ITEMS:

1. Clean and disinfect the basement.
2. Install a handrail on the basement stairs.
3. A smoke detector is required: Battery type for finished ceiling, or 110 v. type for open joist ceiling.
4. All basement windows must be weather-tight, free of broken glass, glazing putty in good condition and equipped with working window locks. All wood frames and sash must be free of decay, splits, deflection and properly painted. Make repairs to windows as required.

BASEMENT - BATH ITEMS:

1. Bathrooms must be equipped with an operable window or an exhaust fan. Install an exhaust fan.
2. Flooring must be smooth and water-tight. Carpeting is not permitted. Remove the carpeting. Install a new tile floor.
3. Install a new watertight enclosure around the tub & shower unit.
4. All plumbing fixtures must be in good working order and free of leaks and defects. Repair the leaking water piping/faucets. Repair the leaking drain lines.
5. Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.
6. Properly install the lavatory drain assembly.
7. Caulk base of toilet leaving 1/2" in rear without caulk.
8. Caulk backsplash of sink.

2ND FLOOR - BATH ITEMS:

1. Caulk base of toilet leaving 1/2" in rear without caulk.

INTERIOR ITEMS:

1. Repair all windows to insure that glass is intact; that windows open and close properly; that windows lock securely; that glazing putty and weather stripping is present in good condition and is effective; and that every window is equipped with a screen.
2. Install a new smoke detector on the first floor level and in all sleeping rooms.

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**